# City of Cape May Historic Preservation Commission

**Meeting Minutes**

Monday, October 24, 2011

**Opening:** The regular meeting of the City of Cape May Historic Preservation Commission was called to order by Board Chairperson Warren Coupland at 6:30 PM. In Compliance with the Open Public Meetings Act, adequate notice of this meeting was provided.

## PLEDGE OF ALLEGIANCE

**Roll Call:**

Mr. Coupland, Chairman Present

Mr. Fontaine, Vice Chairman Absent

Mr. Carroll Present

 Mr. Clemans Present

 Mr. Cogswell Absent - **excused**

Mr. Masemore Absent - **excused**

 Mrs. Hartman Present

Mr. Furlin Alt. 1 Present

Mr. Connolly Alt. 2 Present

**Also Present:** Edie Kopsitz, Secretary

**Absent:** Robert Fineberg, Esquire – Commission Solicitor

Deanna Fiocca, Council Liaison

**Minutes: September 26, 2011**

**Motion made by Mrs. Hartman for the approval of the September 26, 2011 minutes as presented.**  Seconded by Mr. Connolly and **carried 5-0.** Those in favor: Mr. Clemans, Mrs. Hartman, Mr. Connolly, Mr. Furlin and Mr. Coupland. Those opposed: None. Those abstaining: Mr. Carroll.

**Resolutions:**

McGinn, 1013 New Jersey Avenue, 1102/52 – Resolution #2011-23

Lester, 26 First Avenue, 1014/7, Resolution #2011-24

Ternove, 719-721 Franklin Street, Resolution #2011-25

**Motion made by Mr. Carroll for the approval of Resolutions #2011-23, #2011-24 and #2011-25 as presented.**  Seconded by Mrs. Clemans and **carried 6-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mrs. Hartman, Mr. Fulin, Mr. Connolly and Mr. Coupland. Those opposed: None. Those abstaining: None.

**Applications approved in Review**:

Maguire, 720 Madison Avenue, 1090/31.01, Contributing – HD, Fence repair

Oak/Smith, 1379 Washington Street, 1145/11 &12, Contributing – HD, Driveway

Emerson, 130 Decatur Street, 1041/2, Contributing – HD, Sidewalk repair

DeBello, 836 Washington Street, 1091/9, Contributing – HD, Window replacement

Brooks, 1315 New Jersey Avenue, 1147/29, Contributing – HD, Porch Roof

Andrews, 407 Broadway, 1032/21, Contributing – HD, Roof

Blasha, 102 Philadelphia Avenue, 1102/37, Contributing – HD, Windows

Sardana, 18 Stockton Place, 1062/5, Contributing – HD, Garage Roof

Tillman, 24 Ocean Street, 1047/3, Contributing – HD, Deck Replacement

**Motion made by Mr. Carroll for the approval of the Applications approved in Review.**  Seconded by Mr. Clemans and **carried 6-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mrs. Hartman, Mr. Fulin, Mr. Connolly and Mr. Coupland. Those opposed: None. Those abstaining: None.

**BUSINESS:**

**GILMARTIN……………………………………………….………..……1382 LAFAYETTE STREET**

**EXTENSION OF PERMIT APPROVAL – BLK 1145 LOT 6 (CONTRIBUTING – HD)**

Joseph Gilmartin, Owner was present requesting an extension on the approvals he received in 2009. He stated there are no additions but do to the economy it prevented moving forward with the project. Resolution#2009-21 states renovations consisting of an alteration of the rear roof from shed to mansard to match the front, addition of dormers (same as front), addition of second floor, rebuild enclosed porch, new windows, stair and top deck.

Members were positive on allowing the extension complimenting Mr. Gilmartin on the project.

**Motion made by Mr. Clemans to approve the extension as requested by Mr. Gilmartin. The extension is for two (2) years.** Seconded by Mr. Connolly and **carried 6-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mrs. Hartman, Mr. Fulin, Mr. Connolly and Mr. Coupland. Those opposed: None. Those abstaining: None.

**GIBBONS………………………………………………………….………1325 NEW YORK AVENUE**

**MATERIAL CHANGE/RENOVATION - BLK 1148 LOT 23 (CONTRIBUTING – HD)**

Ann Gibbons owner along with her son Joseph Gibbons were present. Mr. Gibbons proceeded with the presentation explaining the request is to replace the 2nd floor deck on the front of the property with Azek Redland Rose cellular PVC for the decking and RDI Endurance sand in color. Mrs. Gibbons is requesting this material so the deck will be maintenance free. Mr. Gibbons explained that the decking & railing have been replaced 3 times over 30 years clarifying that the property is situated on the corner of New York and Pittsburg and is subjected to the Northeast winds. He also stated that he feels it is a Non-Contributing structure in the Historic District due to the fact it is a Sears Kit House and spoke at length regarding the history of the structure and often referred to the criteria of a non-contributing structure. Photographs included in the packets were of the applicants property along with other properties in the area that have introduced Azek material (1017, 1022, 1049, 1239, 1301, 1305, 1314, 1317, 1318, 1321, 1322, 1324 New York Avenue) along with photographs of the streetscape viewing the east and west sides of New York Avenue.

Members were afforded time for questions and expressed their concern of the material requested. After a lengthy discussion and informing the applicant of the Design Standards pertaining to Contributing Structures and they adhere not waiver from them. Mr. Coupland elaborated on encouraging restoration of historic structures explaining the period of significance by the Department of Interiors. Members suggested the 2nd floor decking may be a wood like Azek because it is not visible but the railing system must be wood. The railing system should be similar to 1301 New York Avenue with the spacing no more than 3 inches. The applicant agreed to the railing system being wood and will submit a drawing to the Review Committee for Approval.

**Motion made by Mr. Carroll that the application be that the Commission permit and approve the Azek decking combined with an all wood redesigned railing system using the house at 1301 New York Avenue. The reason for the allowance for the use of Azek is based on the lack of roof over head along with the Northeast exposure and lack of visibility of that deck and the Commission is aware that it is an exception to the Design Standards but are making that exception on those grounds. The design of the railing system will be submitted to the Review Committee for approval and must include wood for the material used.** Seconded by Mr. Clemans and **carried 6-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mrs. Hartman, Mr. Fulin, Mr. Connolly and Mr. Coupland. Those opposed: None. Those abstaining: None.

**SCOTT……………………………………………………………………….……..264 GRANT STREET**

**ADDITIONS/RENOVATIONS – BLK 1019 LOT 8 (NOT IN SURVEY/NOT RATED – HD)**

Gregory Scott, owner along with his professional Paul Burgin General Contractor/Builder was present. Mr. Scott presentation gave a brief history on the property the purchased in 2008 that is a bungalow with vinyl siding and windows. They are requesting to put a 2nd story addition, raise the building to meet flood code, move house 13 feet towards rear to introduce new front and rear porches to meet the building set back line, new siding and new roof. Mr. Burgin referred to the plans by JFA, dated August 21, 2011 with sheets A-1 through A-5 that were submitted with the application and confirmed the Zoning application was approved. The materials introduced were: Roof-Timberline Asphalt Shingles, Facia-Azek, Siding – Vinyl to match existing, Windows – Andersen, Columns – HB&G painted, Railings – Vinyl, Decking – Fiberon composite decking and foundation to be block.

Members were positive on the application do to the fact that it is basically new construction in an historic district and complimented the design. Applicant confirmed it was built in the late 1950’s and is not rated. Members encouraged the applicant to use cement board or wood siding and would not encourage vinyl with all members stating their reasons to Mr. Scott. The applicant stated he would consider the use of cement board siding after conversing with his wife but implied the cost factor was an issue.

**Motion made by Mr. Carroll that the application be partially approved with the only item left for consideration is the exterior siding material and if the client decides to use azek, hardiboard or real wood the Review Committee would have the ability to give an instant approval of any of the three mentioned.** Seconded by Mr. Clemans and **carried 6-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mrs. Hartman, Mr. Fulin, Mr. Connolly and Mr. Coupland. Those opposed: None. Those abstaining: None.

Edie Kopsitz, Secretary questioned the motion referring to the original application of using vinyl siding to match the existing material on the structure. Members concurred that they could not object to the use of the vinyl siding due to fact that the building is not rated and according to the Design Standards man made material can apply. All members were complimentary on the design stated it blended with the streetscape.

**The meeting was open to the public at 7:45pm with no one coming forward the public portion was closed.**

**DISCUSSION:**

Chairperson Coupland updated the Members informed the Commission of the 349 surveys that went before the Planning Board October 11, 2011. He informed the members of the questions the Planning Board put forth and explained the main inquiry was the process of the Surveys. The Surveys will now go before the City Council for adoption.

**Motion to adjourn made by Mr. Clemans seconded by Mr. Carroll with all in favor at 8:00 pm.**

A verbatim recording of said meeting is on file at the Construction/Zoning Office.

**Respectfully submitted: Edie Kopsitz – Secretary**